

09-03-2013 SUBMISSION

CLIENT
Edward Doherty

ARCHITECT
KHALSA DESIGN INC.
17 IVALOO STREET, SUITE 400
SOMERVILLE, MA 02143
T:(617)-591-8682

LANDSCAPE ARCHITECTS
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 318 Harvard Street suite 25
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ENGINEER
Salem Village Consulting
90 Pine St
Danvers, MA 01923
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PROJECT NAME

170 School St

PROJECT ADDRESS

170 School Street ,
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CONSULTANTS:

REGISTRATION

Project number	13014
Date	09-03-13
Drawn by	MT
Checked by	JSK
Scale	

REVISIONS

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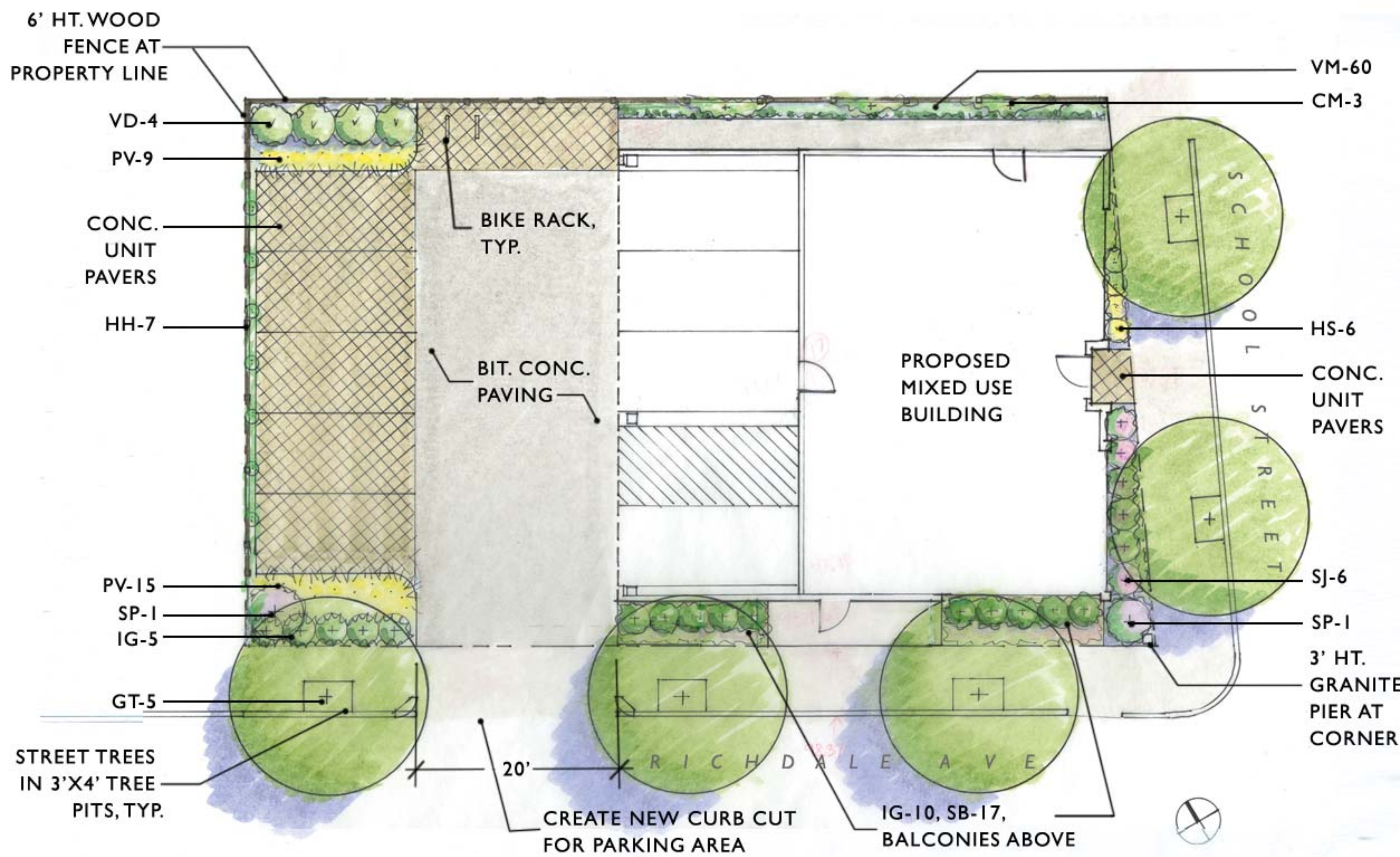
Cover Sheet

A-000

170 School St

50

170 School St

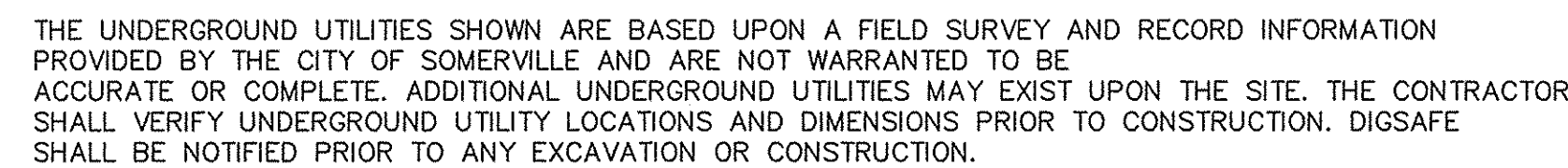


PLANT LIST	KEY	QTY	LATIN NAME	COMMON NAME	SIZE	NOTES
TREES						
GT	5		Gleditsia triacanthos 'Shademaster'	Thornless Honeylocust	2.5-3" cal.	B&B
SHRUBS/VINES						
CM	3		Clematis maximowicziana	Autumn Clematis	2 gal. pot	
HH	7		Hedera helix 'Baltica'	Baltic Ivy	1 gal. pot	
IG	15		Ilex glabra 'Compacta'	Compact Inkberry	24" ht.	
SJ	6		Spiraea japonica 'Little Princess'	Little Princess Spirea	5 gal. pot	
SP	2		Syringa patula 'Miss Kim'	Miss Kim Lilac	30" ht.	
VD	4		Viburnum dentatum 'Blue Muffin'	Blue Muffin Viburnum	30" ht.	
PERENNIALS/GRASSES						
HS	6		Hemerocallis 'Happy Returns'	Everblooming Daylily	2 gal. pot	
PV	24		Panicum virgatum 'Shenandoah'	Switchgrass	2 gal. pot	
SB	17		Stachys byzantina 'Silver Carpet'	Lambs Ears	1 gal. pot	
VM	60		Vinca Minor	Vinca	4" pots	

PLANTING NOTES

- All plant material shall be approved by the Landscape Architect prior to arrival on the site.
- All plant material shall conform to the guidelines established by "The American Standard for Nursery Stock", published by the American Association of Nurserymen, Inc.
- No substitution of plant species will be allowed without the written approval of the Landscape Architect. Any proposed substitutions of plant species shall be a plant of equivalent overall form, height and branching habit, flower, leaf and fruit, color and time of bloom.
- The Contractor shall locate and verify all utility line locations prior to staking and report any conflicts to the Landscape Architect.
- All plants shall be staked out in their approximate location by the Contractor. The Contractor shall adjust the locations of these stakes as required by the Landscape Architect to account for subsurface utilities, other field conditions and to achieve design intent. Final locations must be approved by the Landscape Architect prior to planting.
- No planting shall be installed before acceptance of rough grading of topsoil.
- The rootballs of trees shall be planted 3" above adjacent finished grade. Excavate holes no deeper than the rootball of trees. Holes shall be at least 3' greater in diameter than root ball. Backfill planting hole with 'planting mix'. All plants which settle out of plumb or below finished grade shall be immediately replanted.
- The rootballs of shrubs shall be planted 2" above adjacent finished grade. Excavate holes no deeper than the rootball of shrubs.
- All shrubs, groundcovers and perennials shall be planted in continuous planting beds. All beds shall be excavated 12" and the topsoil and subsoil set aside for reuse. Remove all stone and debris from excavated soil. Backfill beds with 12" of 'planting mix' before planting shrubs, perennials and groundcovers.
- 'Planting Mix' shall consist of 2 parts of topsoil saved from site excavations and 1 part compost. Thoroughly mix to create uniform blended mixture. If insufficient topsoil is available on the site, mix existing soil in a ratio of 1 part soil to 1 part compost. Remove all stones and debris larger than 2" from planting mix.
- All beds as shown on the drawings shall be edged with a 4" trench neatly cut and backfilled with bark mulch. All beds shall be covered with no less than 2" depth settled bark mulch and no greater than 3" depth bark mulch.
- All planting to be done under the full time supervision of a certified arborist, nurseryman or licensed Landscape Architect.
- All plants are to be thoroughly watered after installation, at least twice within the first 24 hours.

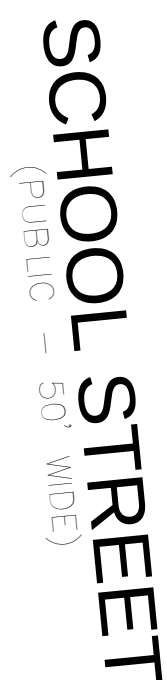
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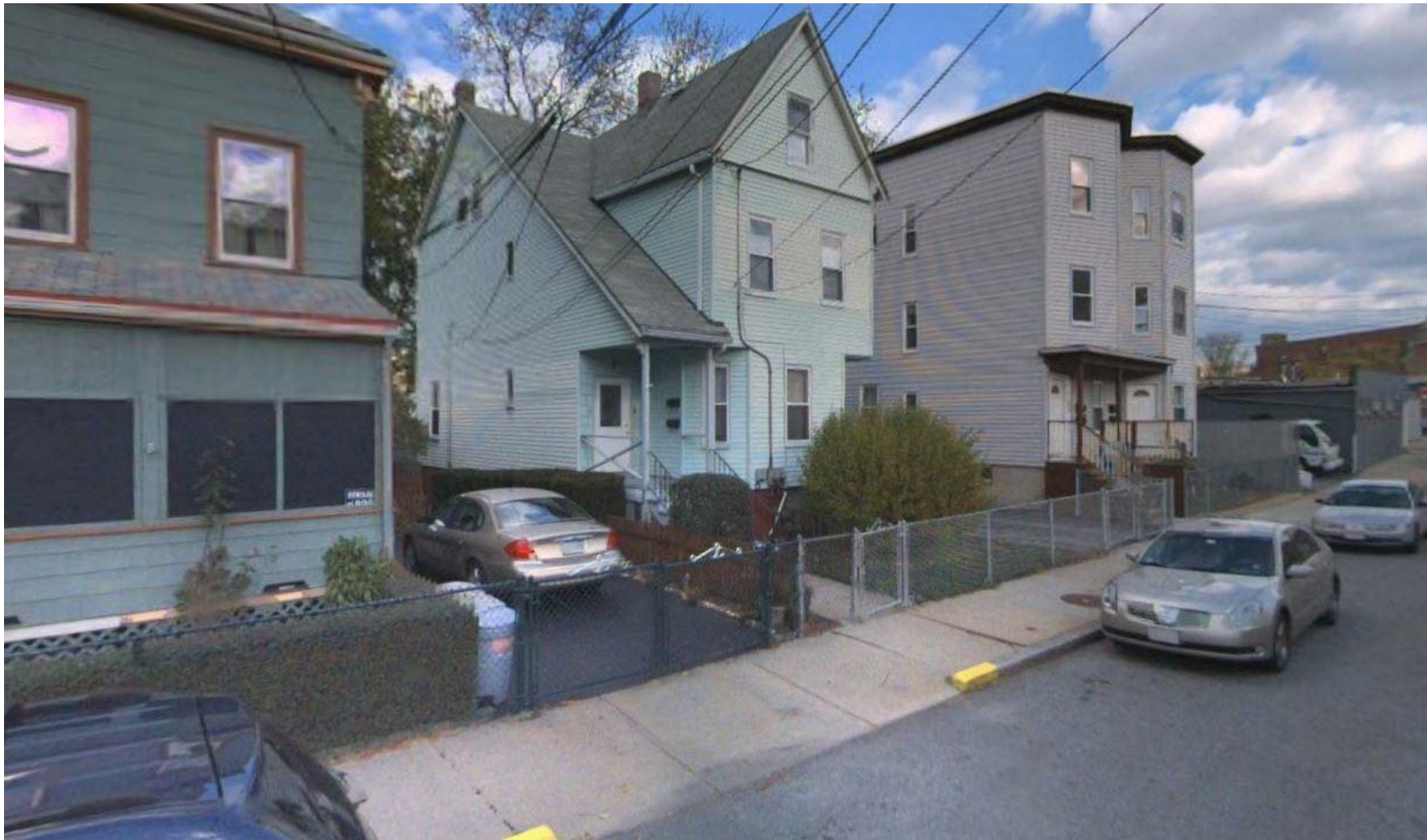


NOT FOR CONSTRUCTION

... \SOMERVILLE\170 SCHOOL.. \PLANS\SITE PLAN BASE 031913.DWG

SHEET C-1





1



2



3



4



5



6



7



8

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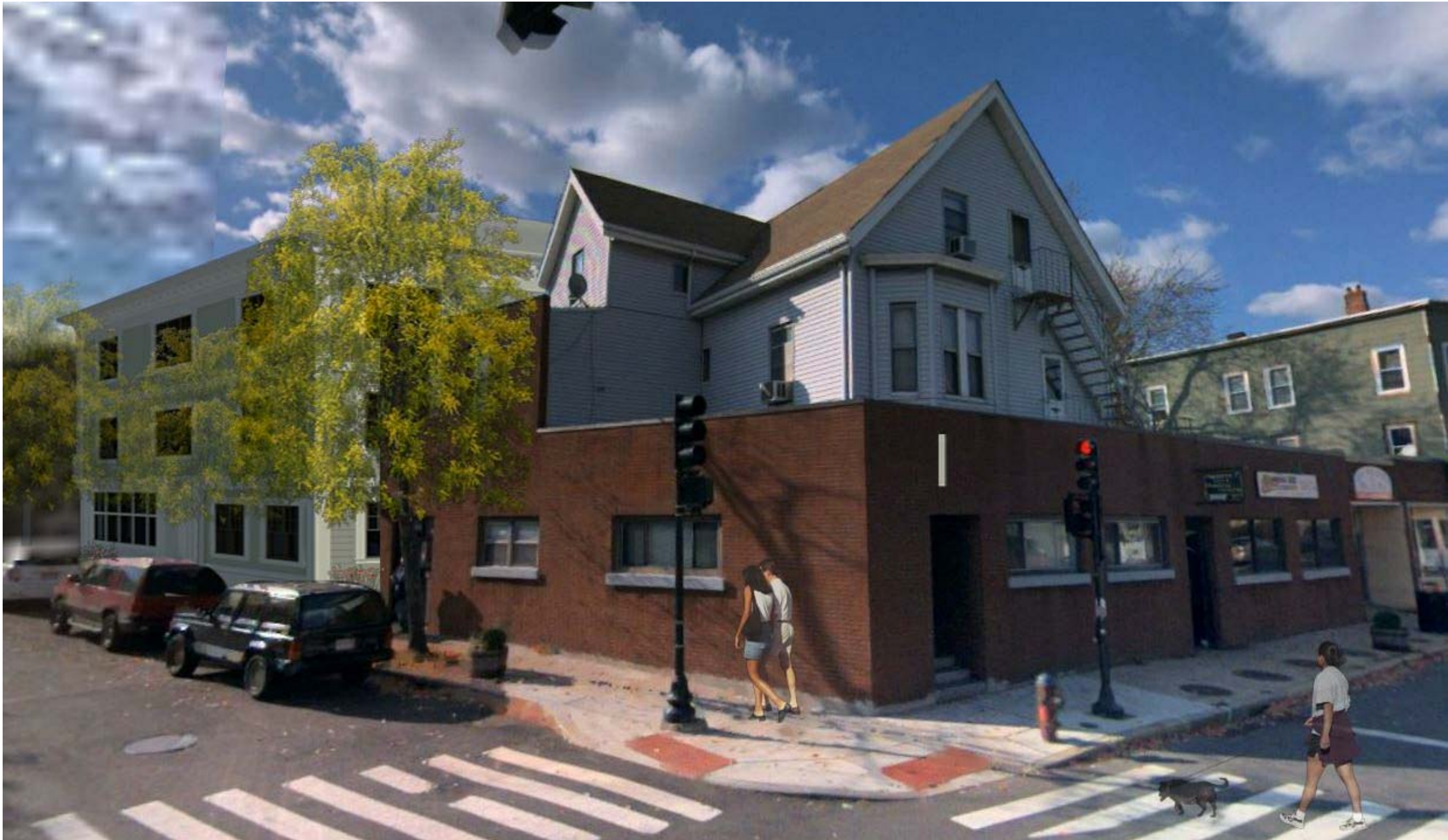
REVISIONS

No.	Description	Date

Site Context

Z-02

170 School St



EXISTING

PROPOSED

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REVISIONS

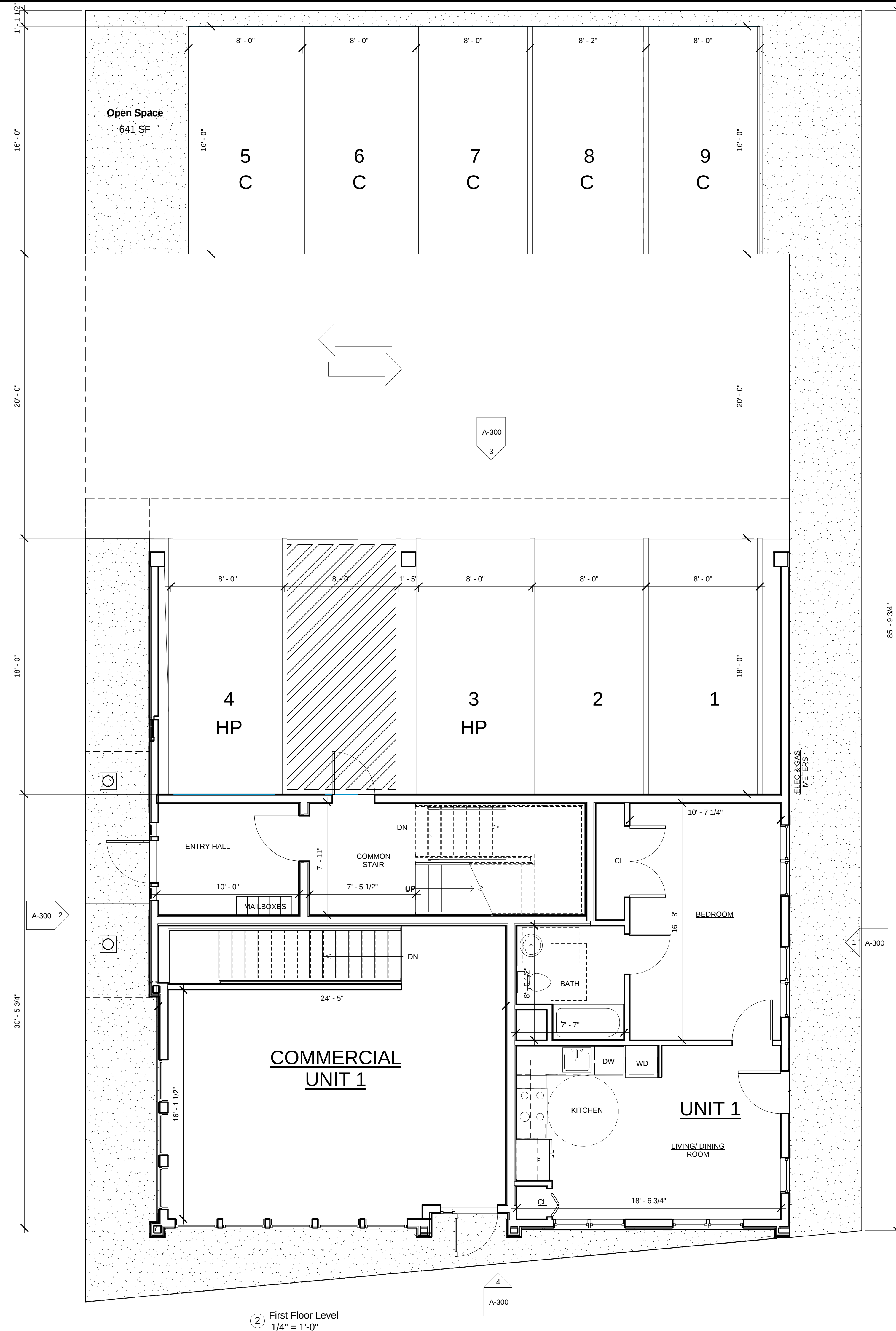
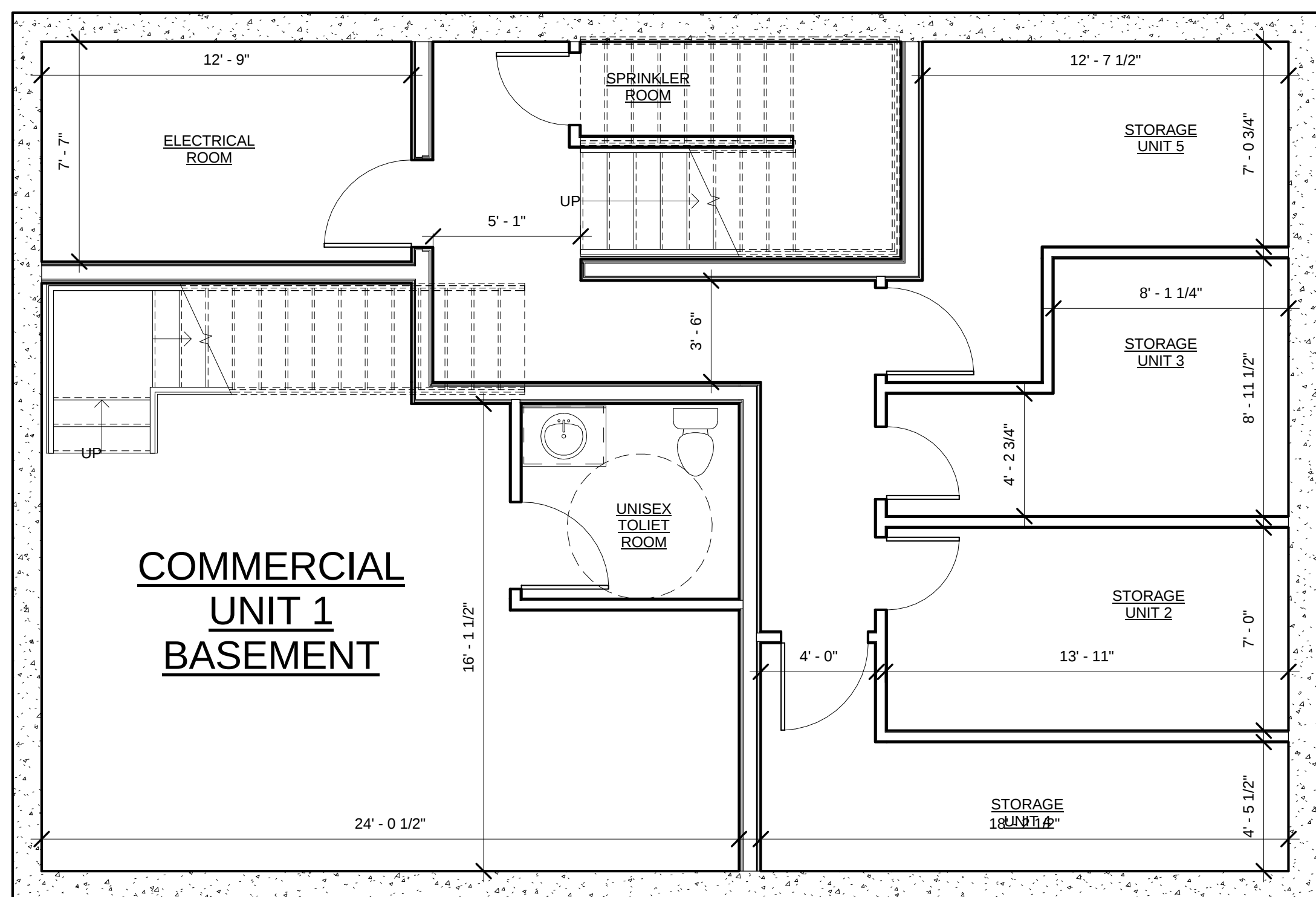
No.	Description	Date

Site Context
Perspectives

Z-04

170 School St

Area Schedule (Gross Building)		
Name	Level	Area
COMMERCIAL UNIT 1	First Floor Level	536 SF
Commercial Unit 1 Basement	Basement Level	517 SF
COMMON AREA	First Floor Level	275 SF
COMMON AREA	Second Floor Level	164 SF
COMMON AREA	Third Floor Level	82 SF
Common Area	Basement Level	222 SF
Electrical Room	Basement Level	127 SF
Sprinkler Room	Basement Level	34 SF
Storage Unit 2	Basement Level	111 SF
Storage Unit 3	Basement Level	113 SF
Storage Unit 4	Basement Level	137 SF
Storage Unit 5	Basement Level	142 SF
UNIT 1	First Floor Level	552 SF
UNIT 2	Second Floor Level	1166 SF
UNIT 3	Second Floor Level	1166 SF
UNIT 4	Third Floor Level	1110 SF
UNIT 4 Mezzanine	Loft Level	155 SF
UNIT 5	Third Floor Level	1193 SF
UNIT 5 Mezzanine	Loft Level	158 SF
		7958 SF



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Scale	1/4" = 1'-0"

REVISIONS

[illegible]

Basement & First Floor Plan

A-100.

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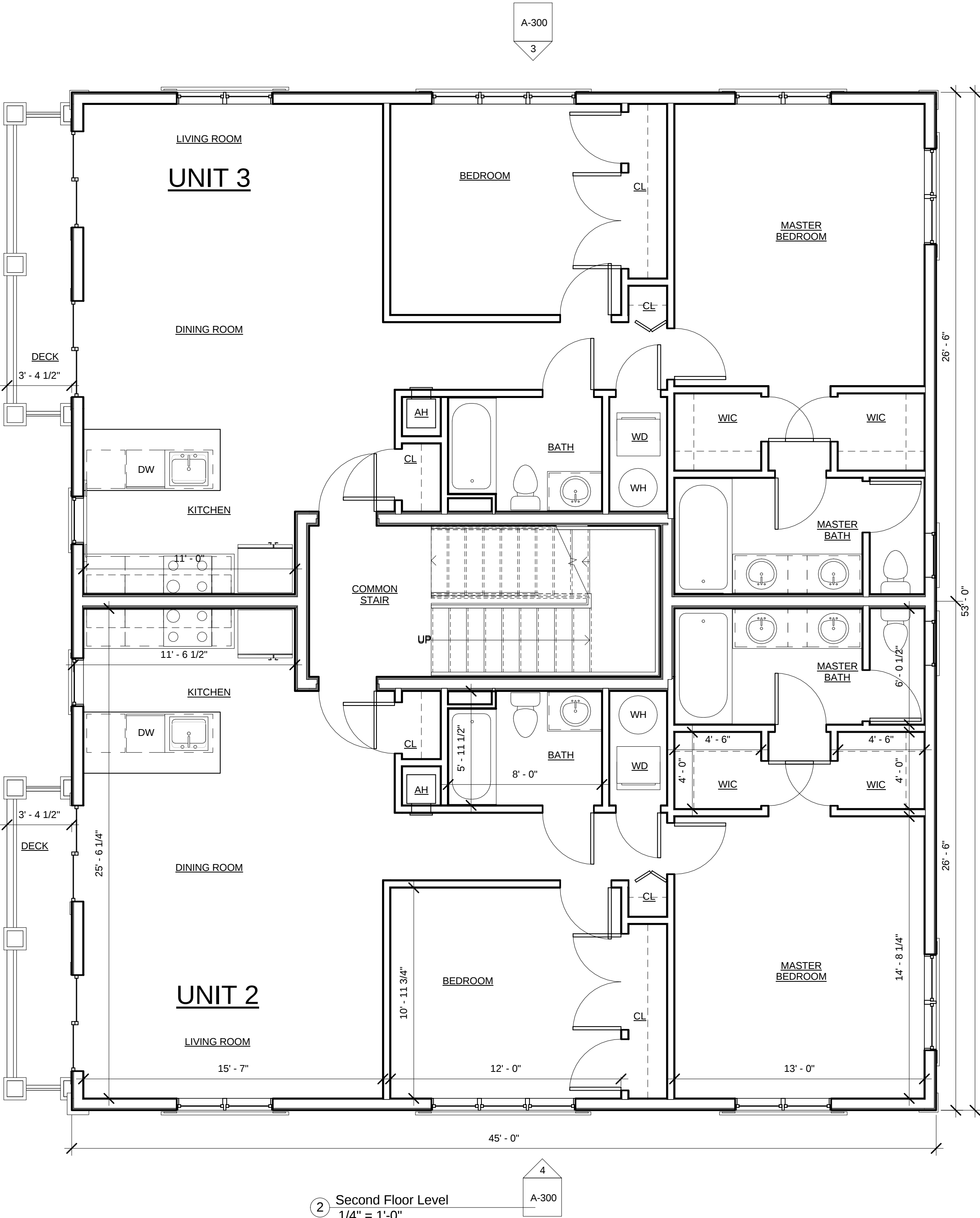
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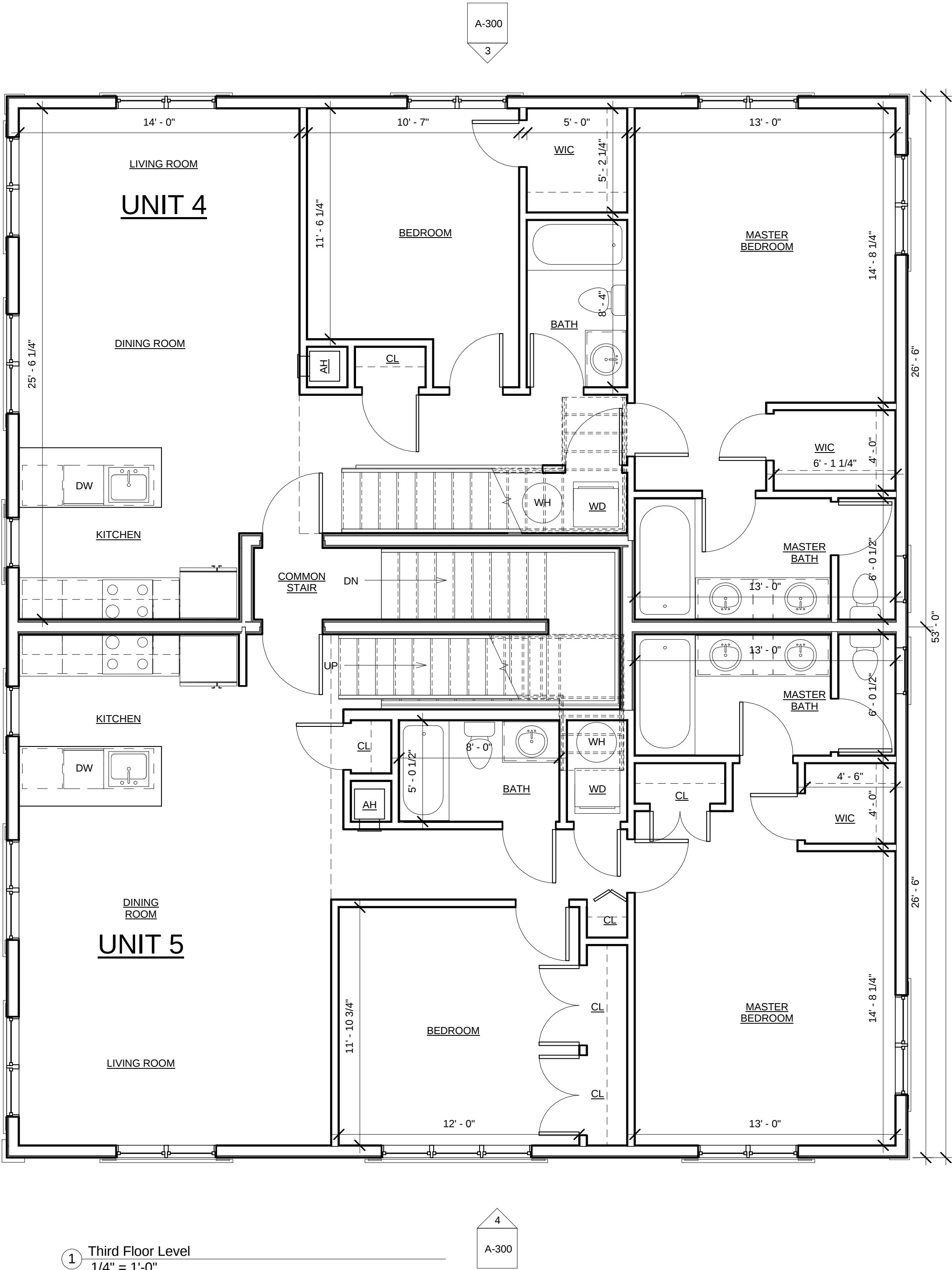
2nd & 3rd Floor
Plans

A-101

170 School St



② Second Floor Level
1/4" = 1'-0"



① Third Floor Level
1/4" = 1'-0"



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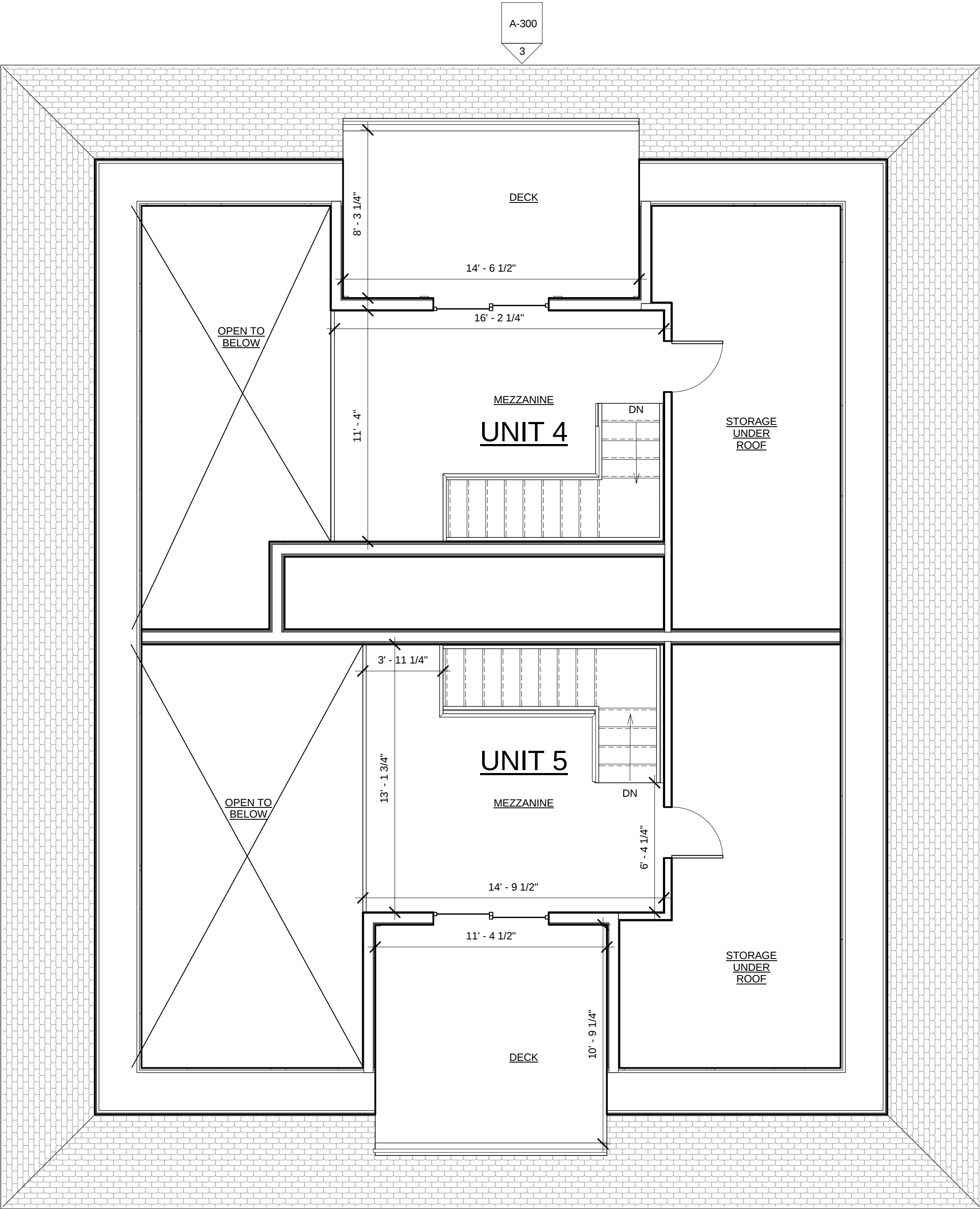
REVISIONS

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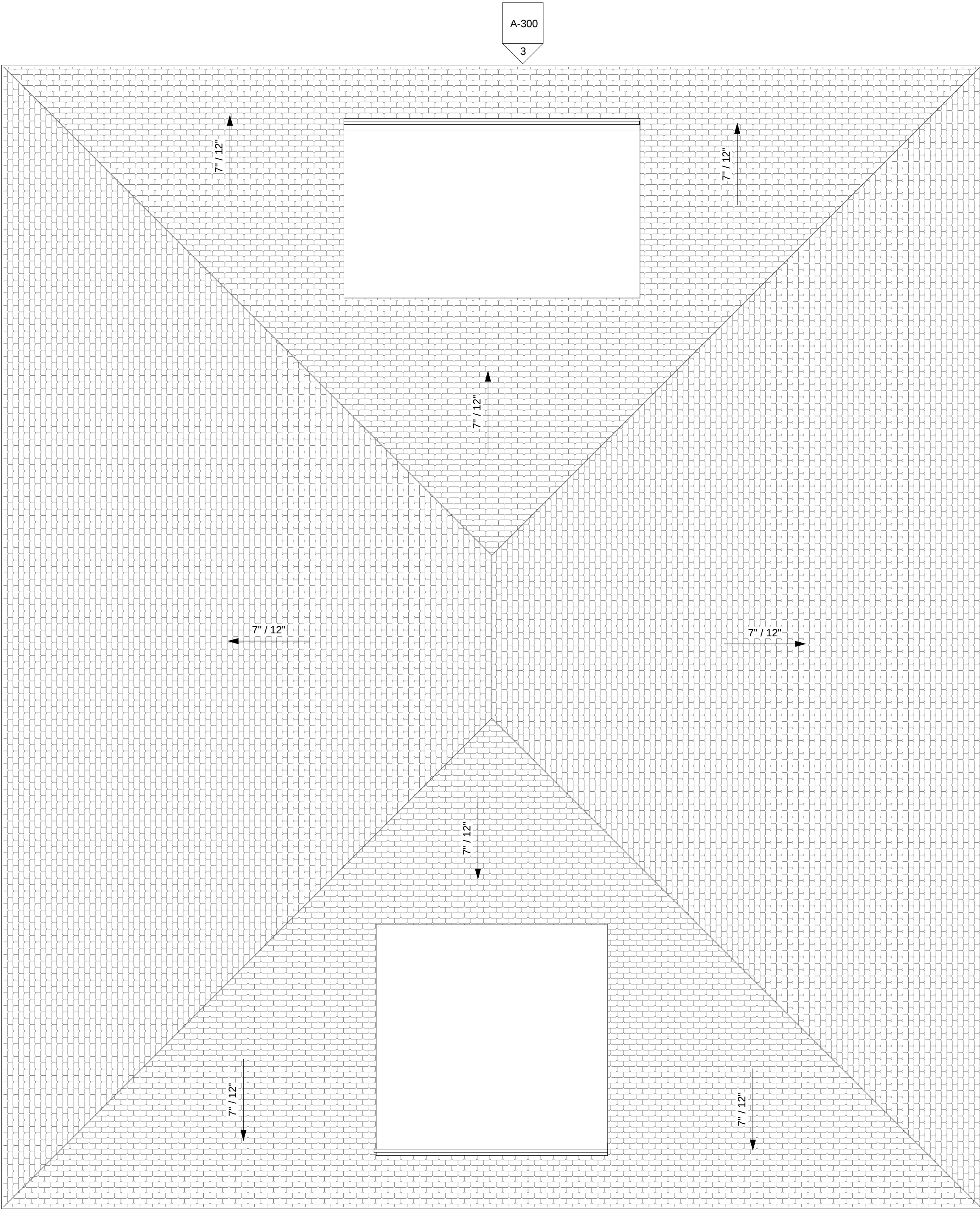
Mezzanine & Roof
Plans

A-102

170 School St



③ Loft Level
1/4" = 1'-0"



① Roof
1/4" = 1'-0"



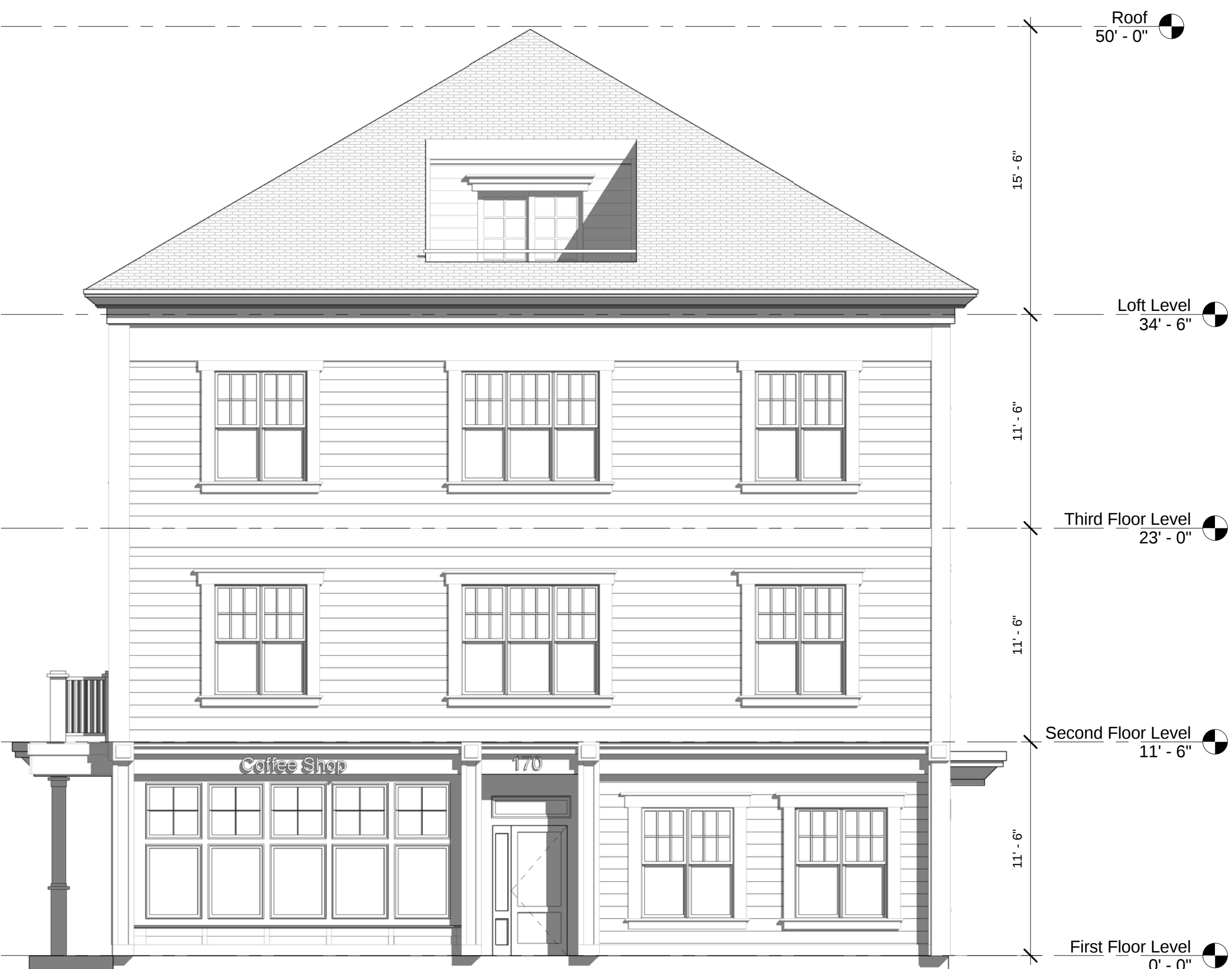
① East Elevation
3/16" = 1'-0"



③ North Elevation
3/16" = 1'-0"



② West Elevation
3/16" = 1'-0"



④ South Elevation
3/16" = 1'-0"

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REVISIONS

No.	Description	Date

Building Elevations

A-300

170 School St